

November 3, 2004

Town of Blacksburg
Planning Commission
PO Box 300
Blacksburg, VA 24060

Re: Ordinance # 1371, Northside Community
2300 Block North Main Street

Ordinance # 1374 Whipple Givens Village (Renamed Echols Village)
219 Givens Lane & 1611 Whipple Drive

Dear Members of Planning Commission –

The purpose of this document is to inform you and document the future changes to the rezoning applications for the Northside Community and Echols Village. As a result of an updated staff reports dated October 28, 2004, and a closed session on November 1, 2004, the following revisions are in the process of being completed:

Northside Community

- 1) The Unit Matrix will be revised to only allow townhomes as they are shown on the Land Use Map. The square footage allowed by the Unit Matrix for Daycare use will be changed to 11,000 SF. This has been completed and is attached.
- 2) The label of “Progress Street” on the Circulation Map will be relocated to eliminate any future confusion.
- 3) The Day Care Center use will be moved from Section **2.1 Permitted Uses** to Section **2.2 Special Use Permit**.
- 4) The Open Space Map was revised on the latest submittal application dated October 25, 2004 by including a 50’ minimum buffer along North Main Street. A proffer will be added to reflect a sheet titled “Section F” which illustrates specific landscape berm requirements.
- 5) Proffer #14 will be revised to state, “The developer will be responsible for the completion of a Final Sanitary Sewer Analysis prior to any subdivision phase approval. This analysis shall include documentation as required by the Town of Blacksburg Sewer Standards and Policies including calculations showing sewer capacity is available in the Town of Blacksburg’s sewer system for development of the proposed phase. Provided capacity is not available in the Town of Blacksburg’s sewer system, the developer is responsible for providing an analysis and plan of how capacity will be provided through one or a combination of the following options:
 - Inflow and Infiltration Abatement: The developer will be financially responsible for implementing an analysis, plan, and construction approved by the Town of Blacksburg Engineer, which will provide capacity for the proposed phase of development by eliminating an equivalent amount of stormwater inflow or groundwater infiltration.

- Force Main to Stroubles Creek Interceptor: The developer will be financially responsible for an analysis, plan, and construction approved by the Town of Blacksburg Engineer that consists of routing the proposed force main from the proposed pump station shown on the Sewer Plan to the Stroubles Creek Sewer Interceptor.
- Downstream Sewer Main Upgrades: The developer will be financially responsible for implementing an analysis, plan, and construction approved by the Town of Blacksburg Engineer by replacing downstream sewer lines to handle additional sewer flows for the proposed phase of development.
- Pump Station Improvement: The developer will be financially responsible for implementing an analysis, plan, and construction approved by the Town of Blacksburg Engineer by improving the downstream pump station receiving flow from the proposed development. This improvement shall meet the criteria set forth in the Blacksburg Sanitary Sewer Connection Policy: West Stroubles Creek Sewershed.

In no case shall a private sewer treatment facility be constructed as part of the Northside Community.

Echols Village

- 1) A proffer will be added to state the type of play equipment proposed in the recreation area. At a minimum it will include one structure with a capacity of eight children for ages three and up.
- 2) The proposed trails throughout the open space will be a minimum of 8 ft and asphalt surface to match the existing Shenandoah Trail.
- 3) The second sentence in Section 2.2 structures will be revised to not refer to attached housing and refer to homes ranging in size from 1400 to 2400 gross square feet.
- 4) Section 3.4 Trash Pick Up will be revised to include a statement ensuring an improvement will be constructed to control the placement of a sufficient number of cans, on paved surfaces, outside the vehicle travel paths, and ensuring separation of cans for automated pickup.
- 5) Section 2.2 Residential: single family detached will be revised to state Vehicle access for each home will be from the street or from a parking lane to the rear of each lot with the exception of the two lots at the western side of the cul-de-sac off of Givens Lane. Access for these two lots will be with a common driveway.
- 6) Proffer statements will be revised as commented on in the "Updated Staff Report dated October 28, 2004.
- 7) A proffer statement will be added to state housing styles will be in conformance with the architectural character sheets shown in Appendix B.

Sincerely,

Barnes Grogan Bower & Taylor **DESIGN GROUP, PC**

Sheldon R. Bower
Principal/Project Engineer

Enclosure

CC: File
Jeanne Stosser